









Offers Over
£150,000

87/4 Granton Crescent

Granton | Edinburgh | EH5 1NY

This spacious and bright first floor flat with partial views of the Firth of Forth, is pleasantly situated within a sought-after location, close to many local amenities and transport links. The accommodation which is presented well would make an ideal purchase for the first-time buyer, young professionals or rental investor. Early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

This spacious flat boasts a reception area featuring a dual aspect, offering glimpses of the sea and a central fireplace. The kitchen is equipped with fitted wall and base units, complemented by tiled splash areas, an integrated hob and oven, and additional free-standing white goods. A generously sized double bedroom features mirror-fronted built-in wardrobes, while another double bedroom enjoys a front aspect with storage space and carpeting. A third well-proportioned double bedroom also benefits from built-in wardrobes. Completing the accommodation is a bathroom showcasing a white three-piece suite and contrasting half-height tiling.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

Ample on street parking is available outside the property for residents and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The property is in the highly sought-after Granton district of Edinburgh, which lies approximately two miles North of the City Centre close to the banks of the Forth Estuary. There is an abundance of beautiful outdoor spaces within proximity including St Mark's and Victoria Park, the charming Water of Leith Walkway and scenic walks along the waterfront. Supermarket shopping is well catered for in the area with Morrisons on Ferry Road, Sainsbury's, M&S Food Hall, and Boots at Craigleith Retail Park and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes. The area is well served by a frequent bus service including the number 200 which takes you to Edinburgh Airport and the City Bypass is within comfortable driving distance with links to central Scotland's main arterial roads.





Approx. Gross Internal Floor Area 77.41 Sq M / 833 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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